



PLANNING COMMISSION SUMMARY OF ACTIONS

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KAD

March 29, 2006

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PRESENT: Commissioners Alcorn, Byers, de la Fe, Harsel, Hart, Hopkins, Koch, Lawrence, Lusk, Murphy

ABSENT: Commissioners Hall, Wilson

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The meeting was called to order at 8:15 p.m. by Chairman Peter F. Murphy, Jr.

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COMMISSION MATTERS

Chairman Murphy announced that the Planning Commission would not meet again until Wednesday, April 19, 2006.

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Commissioner Murphy MOVED THAT THE PUBLIC HEARING ON RZ 2005-SP-033, CENTERPOINTE CHURCH AT FAIR OAKS, FORMERLY KNOWN AS FAIRFAX ASSEMBLY OF GOD, BE DEFERRED INDEFINITELY.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote; Commissioners Hall and Wilson absent from the meeting.

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FS-H06-7 - T-MOBILE NORTHEAST, LLC, 2070 Chain Bridge Road

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION THAT THE PROPOSED TELECOMMUNICATIONS FACILITY BY T-MOBILE NORTHEAST, LLC, ON THE PENTHOUSE OF AN EXISTING BUILDING LOCATED AT 2070 CHAIN BRIDGE ROAD IN VIENNA, IS SUBSTANTIALLY IN ACCORD WITH THE PROVISIONS OF THE ADOPTED COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO VIRGINIA CODE SECTION 15.2-2232, AS AMENDED.

Commissioner Hopkins seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote; Commissioners Hall and Wilson absent from the meeting.

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ARCHITECTURAL PLANS FOR FAIRFIELD @ DULLES CORNER (PCA 86-C-029-10, PCA 88-C-066-5, and PCA 1996-HM-044-3)

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION ACCEPT THE ARCHITECTURAL PLANS [SUBMITTED FOR FAIRFIELD @ DULLES CORNER AND NOTE THEIR SUBSTANTIAL COMPLIANCE WITH THE ARCHITECTURAL DESIGN SPECIFICATIONS REQUIRED BY PROFFER 16 ACCEPTED BY THE BOARD OF SUPERVISORS IN THE APPROVAL OF PCA 86-C-029-10, PCA 88-C-066-5, AND PCA 1996-HM-044-3 ON DECEMBER 6, 2004, THEREFORE MAKING SUCH PLANS ELIGIBLE FOR ISSUANCE OF BUILDING PERMITS, ASSUMING ALL OTHER REQUIREMENTS HAVE BEEN MET.]

Commissioners Byers and Hopkins seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote; Commissioners Hall and Wilson absent from the meeting.

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FS-B05-41 - CITY OF FAIRFAX DEPARTMENT OF PUBLIC WORKS, 10515 School Street

Commissioner Harsel MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION THAT FS-B05-41 IS SUBSTANTIALLY IN ACCORD WITH THE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO *VIRGINIA CODE* SECTION 15.2-2232, AS AMENDED.

Commissioner de la Fe seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote; Commissioners Hall and Wilson absent from the meeting.

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FS-B06-8 - T-MOBILE NORTHEAST, LLC, 6035 Burke Centre Parkway

Commissioner Harsel MOVED THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION THAT FS-B06-8 IS SUBSTANTIALLY IN ACCORD WITH THE PROVISIONS OF THE ADOPTED COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO *VIRGINIA CODE* SECTION 15.2-2232, AS AMENDED.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote; Commissioners Hall and Wilson absent from the meeting.

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FAIRFAX COUNTY CAPITAL IMPROVEMENT PROGRAM (Decision Only)
(Public Hearing held on March 16, 2006)

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE ADVERTISED FAIRFAX COUNTY CAPITAL IMPROVEMENT PROGRAM FOR FISCAL YEARS 2007-2011 WITH FUTURE YEARS TO 2016.

Commissioners Alcorn and Lawrence seconded the motion which carried by a vote of 9-0-1 with Commissioner Hopkins abstaining; Commissioners Hall and Wilson absent from the meeting.

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS SUPPORT OF THE COUNTY EXECUTIVE'S PROPOSAL INCLUDED IN THIS CIP TO INCREASE BOND SALE CAPACITY BY A TOTAL OF \$75 MILLION PER YEAR OVER THE NEXT FIVE YEARS TO HELP KEEP PACE WITH RISING CONSTRUCTION COSTS AND PROVIDE FLEXIBILITY IN COMPLETING APPROVED REFERENDA PROJECTS, INCLUDING AN INCREASE OF \$25 MILLION IN ANNUAL BOND SALE CAPACITY FOR THE SCHOOLS PROGRAM AND AN INCREASE IN \$50 MILLION IN ANNUAL BOND SALE CAPACITY FOR THE COUNTY PROGRAMS.

Commissioners Alcorn and Byers seconded the motion which carried by a vote of 9-0-1 with Commissioner Hopkins abstaining; Commissioners Hall and Wilson absent from the meeting.

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS SUPPORT OF THE COUNTY EXECUTIVE'S PROPOSAL IN THE FY2006 THIRD QUARTER REVIEW TO INCLUDE GENERAL FUND MONIES IN THE AMOUNT OF \$6.5 MILLION TO RENOVATE THE EXISTING BELLE WILLARD CENTER TO ACCOMMODATE REPLACEMENT OF THE COUNTY'S HEALTH LAB.

Commissioners Alcorn and Byers seconded the motion which carried by a vote of 9-0-1 with Commissioner Hopkins abstaining; Commissioners Hall and Wilson absent from the meeting.

Commissioner Lusk MOVED THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS SUPPORT OF THE HUMAN SERVICES PROJECT FOR A MODEL PROTOTYPE BARRIER FREE GROUP HOME AS DESCRIBED BY THE COMMUNITY SERVICES BOARD AND ENCOURAGE THE COMMUNITY SERVICES BOARD TO SCOPE THE PROJECT, WORKING WITH THE DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENT SERVICES AND THE DEPARTMENT OF HOUSING, AND THAT FUNDING BE IDENTIFIED TO DO THIS DURING THE COMING YEAR THROUGH PROFFERS AND/OR OTHER SOURCES RATHER THAN BEYOND THE FIVE-YEAR CIP PERIOD AS IDENTIFIED ON PAGE 30 OF THE ADVERTISED CIP.

Commissioners Byers and Lawrence seconded the motion which carried by a vote of 9-0-1, with Commissioner Hopkins abstaining; Commissioners Hall and Wilson absent from the meeting.

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S05-IV-LP2 - OUT-OF-TURN PLAN AMENDMENT (Laurel Hill)

Commissioner Byers MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY ON OUT-OF-TURN PLAN AMENDMENT S05-IV-LP2 TO A DATE CERTAIN OF APRIL 20, 2006, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

Commissioners Lusk and de la Fe seconded the motion which carried unanimously with Commissioners Hall and Wilson absent from the meeting.

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FDPA 78-P-130-8 - 3120 FAIRVIEW, LLC

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY ON FDPA 78-P-130-8 TO A DATE CERTAIN OF APRIL 19, 2006, WITH THE RECORD TO REMAIN OPEN FOR WRITTEN COMMENT.

Commissioners Lusk and Byers seconded the motion which carried unanimously with Commissioner Harsel not present for the vote; Commissioners Hall and Wilson absent from the meeting.

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PCA 78-C-098-2 - GREGOR, LLC (Hunter Mill District)FDPA 78-C-098-3 - GREGOR, LLC (Hunter Mill District)

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA 78-C-098-2, SUBJECT TO THE PROFFERS DATED MARCH 21, 2006.

Commissioners Byers and Hopkins seconded the motion which carried unanimously with Commissioners Harsel and Koch not present for the vote; Commissioners Hall and Wilson absent from the meeting.

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION APPROVE FDPA 78-C-098-3, SUBJECT TO THE BOARD OF SUPERVISORS' APPROVAL OF PCA 78-C-098-2 AND THE PROFFERS DATED MARCH 21, 2006.

Commissioners Byers and Hopkins seconded the motion which carried unanimously with Commissioners Harsel and Koch not present for the vote; Commissioners Hall and Wilson absent from the meeting.

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THE LIMITATION ON RESIDENTIAL USES WITHIN THE PDC DISTRICT BE WAIVED.

Commissioners Byers and Hopkins seconded the motion which carried unanimously with Commissioners Harsel and Koch not present for the vote; Commissioners Hall and Wilson absent from the meeting.

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT A VARIANCE OF THE MAXIMUM HEIGHT LIMITATION ON FENCES IN THE FRONT YARD BE APPROVED TO PERMIT THE WALLS ALONG OLD RESTON AVENUE AS DEPICTED ON THE CDPA/FDPA.

Commissioners Byers and Hopkins seconded the motion which carried by a vote of 8-0-1 with Commissioner Harsel abstaining; Commissioner Koch not present for the vote; Commissioners Hall and Wilson absent from the meeting.

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS BE WAIVED BETWEEN THE USES ON SITE.

Commissioners Byers and Hopkins seconded the motion which carried by a vote of 8-0-1 with Commissioner Harsel abstaining; Commissioner Koch not present for the vote; Commissioners Hall and Wilson absent from the meeting.

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS ALONG THE NORTHERN, EASTERN, AND WESTERN PROPERTY LINES BE MODIFIED TO THAT SHOWN ON THE CDPA/FDPA.

Commissioners Byers and Hopkins seconded the motion which carried by a vote of 8-0-1 with Commissioner Harsel abstaining; Commissioner Koch not present for the vote; Commissioners Hall and Wilson absent from the meeting.

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SE 2005-MA-034 - DANIEL E. NANNUCCI

Commissioner Alcorn MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY ON SE 2005-MA-034 TO A DATE CERTAIN OF APRIL 19, 2006, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Hall and Wilson absent from the meeting.

Commissioner Alcorn MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS DEFER ITS PUBLIC HEARING UNTIL A DATE SUBSEQUENT TO THE PLANNING COMMISSION'S RECOMMENDATION.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Hall and Wilson absent from the meeting.

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FDPA C-108-3 - ARLINGTON COUNTY OFFICE OF EMERGENCY MANAGEMENT
(Providence District)

FS-P05-26 - ARLINGTON COUNTY OF EMERGENCY MANAGEMENT, 6400 Arlington Boulevard

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION APPROVE FDPA C-108-3, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED MARCH 15, 2006.

Commissioners Byers and Lusk seconded the motion which carried unanimously with Commissioners Alcorn and Hart not present for the vote; Commissioners Hall and Wilson absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION THAT FS-P05-26 IS SUBSTANTIALLY IN ACCORD WITH THE PROVISIONS OF THE ADOPTED COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO *VIRGINIA CODE* SECTION 15.2-2232, AS AMENDED.

Commissioner Lusk seconded the motion which carried unanimously with Commissioners Alcorn and Hart not present for the vote; Commissioners Hall and Wilson absent from the meeting.

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The meeting was adjourned at 9:50 p.m.
Peter F. Murphy, Jr., Chairman